



**New Hey Road, Salendine Nook, Huddersfield, HD3 3UZ**



**welcome to**

**New Hey Road, Salendine Nook, Huddersfield**

A well-presented 2-bed, 1-bath detached home set in a pleasant village location, offered with no onward chain. The property features a driveway, front and rear gardens, and is ideally situated close to local schools, a college, and excellent links to the M62 motorway.



**\*\*Public Notice\*\***

Address: 389A New Hey Road, Huddersfield, West Yorkshire, HD3 3UZ

We are acting in the sale of the above property and have received an offer of £235,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status. Date of Notice: 27/11/2025 - EPC Rating - C

Offered chain-free and stylishly presented, this fabulously spacious detached home has off-road parking for multiple cars, decked garden space and two reception rooms whilst being located in highly sought-after Salendine Nook, conveniently placed for local schools, New College, bus routes and the M62 networks providing commuter links to neighbouring Leeds and Manchester. Comprising of an entrance hallway with an integral storage cupboard under the stairs, a modern kitchen with space for all appliances, two reception rooms with laminate flooring and both with French doors overlooking the rear garden allowing ample natural light to flow through. To the first floor, there is a spacious landing area ideal for use as a reading nook or study area. There are two double bedrooms, as well as a spacious house bathroom with a four-piece suite including a recess fitted bath and a separate shower cubicle.

**Entrance Hall**

**Lounge**

15' x 11' 9" ( 4.57m x 3.58m )

**Dining Room**

10' 4" x 15' 1" ( 3.15m x 4.60m )

**Kitchen**

8' 7" x 14' 11" ( 2.62m x 4.55m )

**First Floor**

**Landing**

**Bedroom One**

10' 4" x 14' 5" ( 3.15m x 4.39m )

**Bedroom Two**

14' 4" x 11' 9" ( 4.37m x 3.58m )

**Bathroom**

**External**



**view this property online** [williamhbrown.co.uk/Property/HDF118172](http://williamhbrown.co.uk/Property/HDF118172)



welcome to

## New Hey Road, Salendine Nook Huddersfield

- No Onward Chain
- Detached family home
- Close to M62 networks
- Off-road parking
- Highly sought-after and convenient location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £230,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF118172](http://williamhbrown.co.uk/Property/HDF118172)



Property Ref:  
HDF118172 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)